



PRE-ASSESSMENT STATEMENT AND
EVALUATION REPORT TO ACHIEVE CODE FOR
SUSTAINABLE HOMES – CODE LEVEL 3:

CLIENT: Mrs. Ellie Manterfield

PROJECT ADDRESS: 34, Westgate, Monk Bretton, Barnsley S71 2DJ

PROJECT: Proposed erection of 4 detached dwellings & a single garage.

STATEMENT:

Oakworth Homes are an established producer of timber frame structures and design to meet and exceed current levels required for the construction of sustainable homes with inherent environmental benefits, as standard. Our base products and respective applied insulation fully comply with all U Value requirements throughout as necessary for the provision of full SAP Calculations at Building Regulations submission stage.

This development aims to achieve not less than a Code Level 3 standard. It intends to do this with the use of the following technologies and construction methods:

- The storage and reuse of any hardcore / waste materials produced during site clearance and levelling. These bi-products are to be incorporated back into the development where possible to minimise waste disposal.
- A highly insulated, sustainable timber frame construction.
- The offsite manufacture of structural components, wherever possible.
- The use of under floor heating.
- Rainwater recovery and storage tank/s

In the wider sense, each plot is well situated to take advantage of its close proximity to Barnsley town centre with strong public transportation links to gain access to the extensive and varied range of shops and facilities including healthcare and educational institutes and large supermarket shopping centres such as Asda.

Taking into consideration all of the above, it is easily acceptable that these 3No. 2storey dwellings proposed for plots 1, 2 and 3 at 34, Westgate, Monk Bretton will attain a strong credit rating to support Code Level 3 validation.

PRE-ASSESSMENT EVALUATION:

ENERGY AND CO² EMISSIONS:

SAMPLE SECTIONS:	PROPOSED MEASURES:	AVAILABLE TOTAL:	PREDICTED TOTAL:
ENE1 – mand.	Minimum expected result from SAP Calc's package – 37% improvement over TER	15 @ 1.26%	7 = 8.82%
ENE2	Highly insulated timber frame construction	2 @ 1.26%	2 = 2.52%
ENE3	40% of lighting fixtures to be compliant with energy efficient bulbs / fittings	2 @ 1.26%	1 = 1.26%
ENE4	Space available externally for the provision of a satellite clothes dryer or washing line	1 @ 1.26%	1 = 1.26%
ENE5	White goods to meet relevant EU Energy Efficiency levels	2 @ 1.26%	2 = 2.52%
ENE6	Security lighting to be compliant with energy efficient bulbs and include PIR and daylight cut-off sensors	2 @ 1.26%	1 = 1.26%
ENE7	Details not known at this time	2 @ 1.26%	0 = 0
ENE8	Minimum storage for 4 bicycles to be included within garage space	2 @ 1.26%	2 = 2.52%
ENE9	Layouts include provision for potential study / work space	1 @ 1.26%	1 = 1.26%
TOTAL:	-	29 x 1.26% = 36.54%	17 = 21.42%

WATER:

SAMPLE SECTIONS:	PROPOSED MEASURES:	AVAILABLE TOTAL:	PREDICTED TOTAL:
WAT1 – mand.	All sanitary fittings to meet minimum required flow rates and capacities	5 @ 1.5%	4 = 6%
WAT2	Rainwater harvesting tank to be installed for garden irrigation	1 @ 1.5%	1 = 1.5%
TOTAL:	-	6 x 1.5% = 9%	5 = 7.5%

MATERIALS:

SAMPLE SECTIONS:	PROPOSED MEASURES:	AVAILABLE TOTAL:	PREDICTED TOTAL:
MAT1 – mand.	It is highly likely that 3 of the 5 specified categories will achieve the minimum required levels for an appropriate Green Guide rating	15 @ 0.3%	7 = 2.1%

MAT2	It is highly likely that the 80% target for responsibly sourced materials throughout the entire structure will be achieved	6 @ 0.3%	4 = 1.2%
MAT3	Details not known at this time	3 @ 0.3%	0 = 0
TOTAL:	-	24 x 0.3% = 7.2%	11 = 3.3%

SURFACE WATER RUN-OFF:

SAMPLE SECTIONS:	PROPOSED MEASURES:	AVAILABLE TOTAL:	PREDICTED TOTAL:
SUR1 – mand.	Proposed installation of rainwater harvesting system, as suggested by SUDs CIRIA Initiative, for garden irrigation	2 @ 0.55%	1 = 0.55%
SUR2	Site is not classed as being in a high flood risk zone(confirmed by the Environment Agency)	2 @ 0.55%	2 = 1.1%
TOTAL:	-	4 x 0.55% = 2.2%	3 = 1.65%

WASTE:

SAMPLE SECTIONS:	PROPOSED MEASURES:	AVAILABLE TOTAL:	PREDICTED TOTAL:
WAS1 – mand.	Level access to and adequate storage space for general household and recyclable waste is available in both the Kitchen/Utility areas (access garage entrance) and Garage (via main door/side door)	4 @ 0.91%	4 = 3.64%
WAS2 – mand.	A comprehensive SWMP will be produced by an accredited Site Manager in accordance with relevant site waste disposal practices for the duration of the development.	2 @ 0.91%	2 = 1.82%
WAS3	Provision of home composting bin to external amenity space of each property	1 @ 0.91%	1 = 0.91%
TOTAL:	-	7 x 0.91% = 6.37%	7 = 6.37%

POLLUTION:

SAMPLE SECTIONS:	PROPOSED MEASURES:	AVAILABLE TOTAL:	PREDICTED TOTAL:
POL1	It is assumed that all insulation products	1 @ 0.7%	1 = 0.7%

	will comply with or have a value less than GWP 5		
POL2	Proposed system to comply with requirements for reduced Nitrous Oxide emissions	3 @ 0.7%	1 = 0.7%
TOTAL:	-	4 x 0.7% = 2.8%	2 = 1.4%

HEALTH AND WELLBEING:

SAMPLE SECTIONS:	PROPOSED MEASURES:	AVAILABLE TOTAL:	PREDICTED TOTAL:
HEA1	The extensive use of glass within this property means that all recommended daylight levels in specified rooms comply	3 @ 1.17%	3 = 3.51%
HEA2	All plots retain adequate separation space between themselves and surrounding developments. The highly insulated timber frame panels and floor construction all provide additional sound dampening benefits. The client may also wish to use acoustic insulation during manufacturing.	4 @ 1.17%	2 = 2.34%
HEA3	All 3 dwellings have large open amenity space to the rear of each plot, enclosed for private use (boundary treatment/s yet to be determined)	1 @ 1.17%	1 = 1.17%
HEA4 - mand.6	Dwelling has been designed to satisfy Part M requirements for level threshold access and internal circulation space, available space for ramps to rear, as necessary	4 @ 1.17%	1 = 1.17%
TOTAL:	-	12 x 1.17% = 14.04%	7 = 8.19%

MANAGEMENT:

SAMPLE SECTIONS:	PROPOSED MEASURES:	AVAILABLE TOTAL:	PREDICTED TOTAL:
MAN1	Provision of a comprehensive 'User Guide' is feasible	3 @ 1.17%	3 = 3.51%
MAN2	Compliance with the Considerate Constructor's Scheme will be carried out by an accredited Site Manager	2 @ 1.17%	1 = 1.17%
MAN3	All works to be carried out accordingly to reduce the impact of the development process on the site and	2 @ 1.17%	1 = 1.17%

	surrounding area/residents. This will be monitored by an accredited Site Manager.		
MAN4	Whilst several security measures are intended to be included at the property, no official body has been consulted	2 @ 1.17%	0 = 0
TOTAL:	-	9 x 1.17% = 10.53%	5 = 5.85%

ECOLOGY:

SAMPLE SECTIONS:	PROPOSED MEASURES:	AVAILABLE TOTAL:	PREDICTED TOTAL:
ECO1	The current site has little or no ecological value as it has been cleared of all previous structures and remains as empty land for development. The surrounding area contains a reservoir and related land which is to remain entirely untouched by any of the proposed development.	1 @ 1.33%	1 = 1.33%
ECO2	Details not known at this time	1 @ 1.33%	0 = 0
ECO3	Details not known at this time	1 @ 1.33%	0 = 0
ECO4	It is predicted that the overall change to the ecological value of the site will remain as neutral	4 @ 1.33%	2 = 2.66%
ECO5	The floor area complies with the ratio's stated for a single detached dwelling	2 @ 1.33%	1 = 1.33%
TOTAL:	-	10 x 1.33% = 13.3%	4 = 5.32%

OVERALL TOTAL:	105 / 101.98%	61 = 61%
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PLEASE NOTE: ALL DATA IS ASSUMED AND BASED ON KNOWLEDGE AT TIME OF WRITING REPORT (08.10.10). DETAILS ARE SUBJECT TO CHANGE DEPENDANT ON CLIENT DECISIONS, PRODUCT AVAILABILITY, AVAILABILITY OF ALL COMPANIES / BODIES NOTED ETC.